



THE STORY OF

Foxhole Farm

Saxlingham Thorpe, Norfolk

SOWERBYS



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Foxhole Farm

Saxlingham Thorpe, Norfolk
NR15 1UG

Traditional Former Farmhouse

Well-Proportioned Accommodation

Lovely Semi-Rural Location

Six Bedrooms, En-Suite to Principal

Sitting Room with Central Fireplace

Dual Aspect Dining Room

Well-Fitted Kitchen/Breakfast Room

Family Room with Doors to Garden

Study, Utility Room & Cloakroom

Well-Established Rear Garden

SOWERBYS NORWICH OFFICE

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Foxhole Farm is a fine traditional former farmhouse with well-proportioned accommodation.

The property is set over two floors, in need of a little updating and set in a lovely semi-rural location. The accommodation comprises an entrance porch that in turn leads to a reception hall, a well-appointed sitting room with a central fireplace, a dual aspect dining room with a recessed fireplace, a useful study, and a well-fitted kitchen/breakfast room with a range of wall and base units. Offering lovely views over the rear garden, the kitchen leads to the family room with double doors opening out to the garden. From the kitchen there is a back hall/ boot room, utility room and cloakroom.

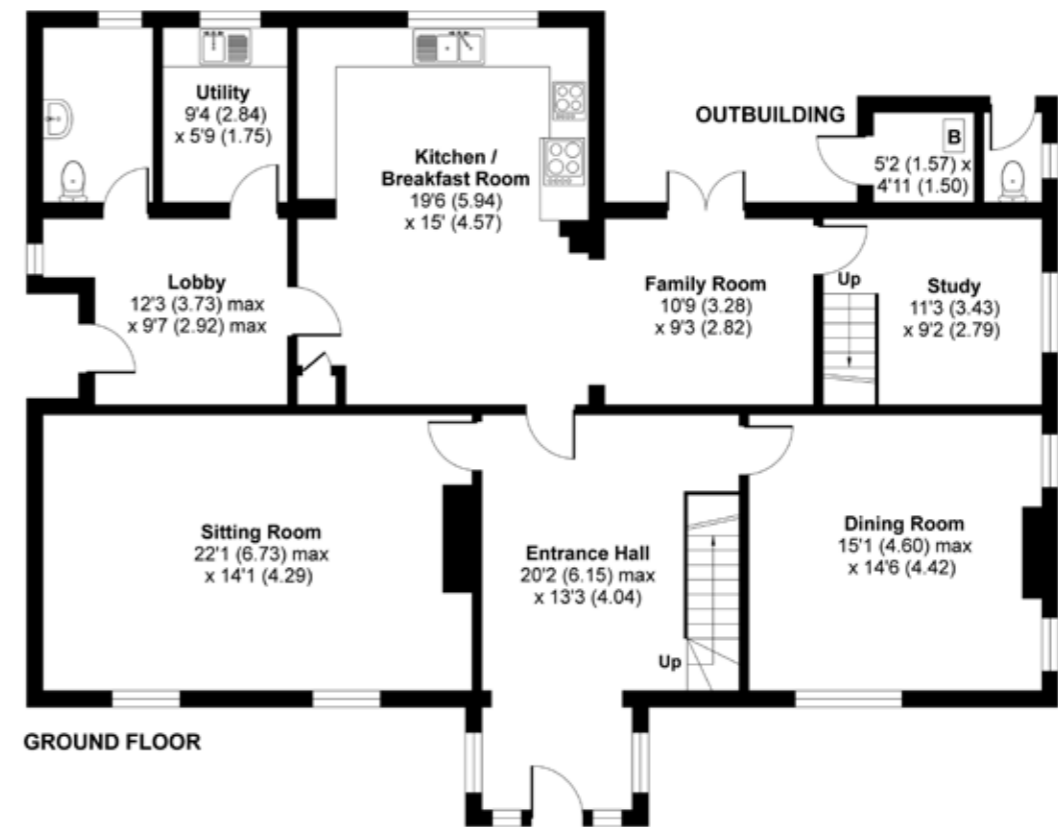
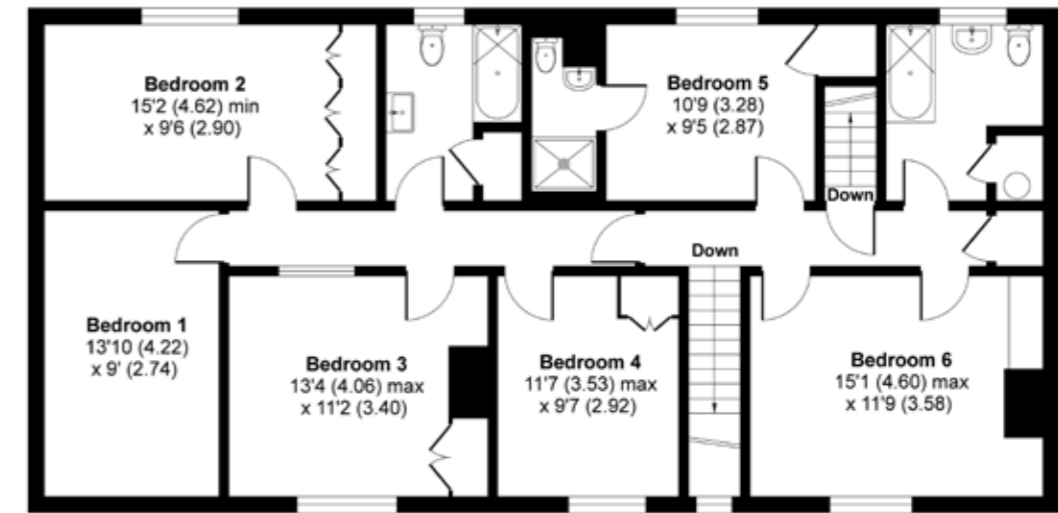
The first floor serves six bedrooms, one of which has an en-suite shower room, and two separate family bathrooms.

Outside and to the front there is a gravelled driveway with parking. Mature boundary hedging and a five-bar gate leads to the rear. The well-established rear garden is mainly laid to lawn with boundary hedging, specimen trees, shrub border and a terrace.





Approximate Area = 2779 sq ft / 258 sq m
 Outbuilding = 40 sq ft / 4 sq m
 Total = 2819 sq ft / 262 sq m
 For identification only - Not to scale

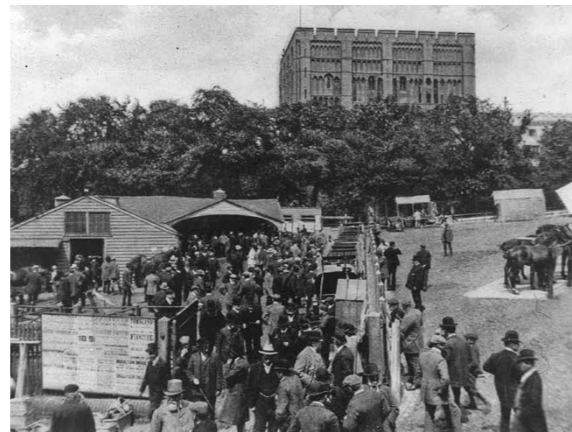


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Saxlingham Thorpe

A SMALL HAMLET WITH EASY ACCESS TO NORWICH



Saxlingham Thorpe is a small hamlet just off the A140 and just under one mile from the village of Saxlingham Nethergate.

At the centre of Saxlingham Nethergate sits a historic war memorial on a village green. The memorial is surrounded by a mixture of thatched cottages and listed buildings, creating a picturesque village setting. Saxlingham Nethergate is situated just nine and half miles south of Norwich, with links to the A140, making it a great commuter route for taking you straight to the city and further South joins with the A12 for routes to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. You will find a modern cultural city with beautiful heritage, vibrant nightlife, sophisticated shopping and mouth-watering restaurants. Norwich is the most complete medieval city in Britain. There are also a number of sought after schools and colleges. The Cathedral City of Norwich offers access to



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 2057-3039-4206-2574-2200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///thickens.cheater.dynasties

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SOWERBYS

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